

Before the Board of Zoning Adjustment, D. C.

Application No. 12063, of the George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the continued use of a parking lot as provided by Section 3101.46 of the regulations, in the R-5-C Zone, at the premises 700-718 23rd Street, N. W., 701-709 24th Street, N. W., and 2301-2311, 2323-2331 G Street, N. W., (Lot 845) formerly 833, 841 & 843) (Square 42) ANC No. 2A)

HEARING DATE: April 21, 1976

DECISION DATE: May 3, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-C District.
2. The property is currently used as a parking lot for 106 automobiles of students and faculty of George Washington University, pursuant to BZA Order No. 11115. Certificate of Occupancy No. B-85784, dated June 22, 1973, was issued to cover the use.
3. The university proposes to continue the use of the property for parking, but proposes to be allowed to park certain maintenance and service vehicles as well as certain vehicles other than automobiles which are used by students, faculty and staff.
4. The property is within the area for which the Board of Zoning Adjustment has approved a campus plan for the university. This property is in the third phase, which will not begin for at least fifteen years and which indicates a parking structure on this site.
5. The National Capital Planning Commission, by report dated February 5, 1976, indicated to the Board that the use is a university related function, and would not be objectionable because of noise, traffic or number of students, that such use would not be inconsistent with the Comprehensive Plan for the National Capital, and that such temporary use would be consistent with the university campus plan recommended by the Commission and approved by the Board of Zoning Adjustment.

6. The Department of Transportation, by report dated December 24, 1975, recommended that the university submit to the Board of Zoning Adjustment proposals for reducing vehicle travel by arranging car pooling, use of mass transit and other measures which would reduce peak hour vehicle travel.

7. The Municipal Planning Office reported to the Board at the public hearing that the lot was in compliance with the conditions of the Board's previous Order.

8. There was objection to the granting of the application on the grounds that the Board was encouraging the university to acquire property in the area. The Board finds that there was no specific objection to this particular parking lot.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested parking lot is consistent with the approved campus plan for the university. The Board concludes that the proposed use has not been and will not be objectionable because of noise traffic or number of students. The Board concludes that the proposed use is a valid university function and as a interim use, may be permitted under the Zoning Regulations. It is therefore ordered that the application be GRANTED, subject to the following conditions:

1. Approval shall be for a period of five (5) years.
2. The applicant may use the lot for parking of maintenance and service vehicles up to 1½ tons in weight, and recreational vehicles and pick up trucks of students, faculty and staff provided they are no larger than the normal parking spaces, as well as parking for automobiles.
3. The applicant shall continue to comply with conditions of Order No. 11115

VOTE: 4-0 (Leonard L. McCants, William F. McIntosh, Ruby B. McZier and William S. Harps to grant, Lilla Burt Cummings, Esq., not voting not having heard the case).

BZA Application No. 12063

Page 3

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: Steven E. Sher
STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: JUN 3 1976

THIS ORDER SHALL BE VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND ECONOMIC
DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE
DATE OF THIS ORDER.